



Church Street, Cromer, NR27 9ER

welcome to

Church Street, Cromer

William H Brown are pleased to offer this spacious 1 Bedroom Apartment, accompanied with OFF-ROAD PARKING, set in the town centre of Cromer, just a short walk to the beach.



Description

This deceptively spacious one bedroom apartment with allocated OFF STREET PARKING is the perfect opportunity for First Time buyers to get on the ladder, an investment opportunity or a bolthole by the sea.

Cromer is famous for being a historical Fishermens town but also being steeped with history from the Victorian times and becoming well known once the train line had been laid helping to increase exports of the famous 'Cromer Crab'. Being harvested just off of the shoreline by locals still to this day. This property itself is located in a high demand area being just outside of the town centre.

Entrance Hall

High ceiling, coving, sash window, wall mounted radiator

Lounge

19' 1" Into bay x 16' 3" (5.82m Into bay x 4.95m)

Bay window, sash window, two wall mounted radiators, high ceilings, coving

Kitchen

11' 11" x 8' 5" (3.63m x 2.57m)

White cupboards and draws with wooden effect work surface tops, integrated oven & hob, space for white goods, sash window, wall mounted radiator

Bedroom

11' 10" x 15' 3" (3.61m x 4.65m)

Dual aspect sash windows, high ceilings, coving, wall mounted radiator

Bathroom

Suite comprising of bath with overhead shower, hand wash basin, WC, tile splashback, carpeted floor, wooden panel surrounding, airing cupboard, wall mounted radiator

Outside

Allocated parking accompanies this property at the rear of the building

Agent's Note

The vendor has informed us that short term holiday letting and keeping pets are restricted under the terms of the lease.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Church Street, Cromer

- Off- Street Parking
- New Boiler
- Character Features
- Close to Town & Beach
- Victorian Conversion
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM107912 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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